

ZONING AND BUILDING AGENDA

MAY 7, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

242535 DOCKET #7131 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District ~~R-7 General Residence District and the C-4 General Commercial District~~ for a Mix Use Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and commercial uses. **RECOMMENDATION: As amended for a mix use plan and that the application be approved.**

242536 DOCKET #7132 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District ~~R-7 General Residence District, and C-4 General Commercial District~~ (if granted under companion A-21-04) as amended a Preliminary Mix Use Planned Unit Development of approximately 151 ~~124~~ single family homes on lot sizes not less than 12,500 sq. ft., in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: ~~approximately 151 single-family homes on lot sizes not less than 12,500 sq. ft.~~ 124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use. **RECOMMENDATION: As amended for a mix use plan and that the application be approved.**

The above applications Dockets #7131 and #7132 have received objection from Homer Glen, Orland Park and Palos Park sent letters.

The above docket nos. #7131 and #7132 applications were deferred at the meetings of November 6, 2001, December 4, 2001, January 8, 2002, January 24, 2002, February 21, 2002, March 21, 2002 and April 9, 2002.

The Village of Lemont has withdrawn its legal objections on the above-noted docket nos. #7131 and #7132 with the understanding that Montalbano Builders, Inc., is amending its plan to conform to the Village of Lemont R-4 Single Family Residence District standards, as well as other applicable Lemont land use and Building regulations.

251601 DOCKET #7122 - SVETO TOMIC, Owner, Request for an extension of time for a variation granted under the previous Ordinance. Previous request was granted on April 18, 2001 to reduce the rear yard setback from required 40 feet to 7 feet (existing condition) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located at the northwest corner of Glenview Road & Longmeadow Drive in Northfield Township. **RECOMMENDATION: That the proposed extension of time for the applicant to apply for a building permit be granted.**

PROPOSED REZONINGS

RE: Proposed rezonings pursuant to adopted Cook County Comprehensive Land Use Plan

The only remaining component of the Board's commitment and adoption of the new Comprehensive Land Use Plan and Zoning Ordinance is consideration of 13 proposed rezoning in seven townships.

Please review the attached list of sites listing the township, general location of the site, zoning under our prior ordinance and the proposed zoning pursuant to the adopted Land Use Plan and Zoning Ordinance. You will also note the ZBA position, which is their initial opinion, and "Comments," which is a perfunctory reason for the change.

In order to complete this remaining item, I believe the following should occur:

Items 1, 2

These sites are subject to annexation, either pending or completed. No action is necessary except to receive and file the information in committee.

Items 3, 4, 7, 9, 10, 11, 12, 13

These sites are mobile home parks. The adopted ordinance classifies these types of residential areas to be in R-6, R-7, or R-8 zones, subject to special-use requirements. They are not a permitted use in any zone. (Under the prior ordinance, mobile home parks were allowed as special uses in R-7, C-6, and C-8 zoning districts, resulting in these residences often being placed near business or factory use areas.)

These sites should be referred to the Zoning Board of Appeals to conduct hearings in the respective townships to consider and review their zoning in light of the adopted ordinance.

Items 5, 6, 8

The new zoning ordinance provides a new "public" classification for public or open land uses. Item 5 is a county maintenance facility. Items 6 and 8 are the result of public hearings regarding the Comprehensive Land Use Plan and are the result of municipal requests.

Items 5, 6, and 8 should be referred to the Zoning Board of Appeals for hearings to consider changes in zoning pursuant to the Comprehensive Land Use Plan.

<u>Township</u>	<u>General Location</u>	<u>Current Zone</u>	<u>Proposed Zone</u>	<u>ZBA Position</u>	<u>Comments</u>
1. Hanover Twp	Lake & Sutton Rd (Sec. 28. S 1/2 NE 1/4 & N 1/4 of SE 1/4)	C-8	R-6 SU	No change to zoning	Mobile home park Annexation to Streamwood pending
2. Lyons Twp	Santa Fe Race Track (Sec. 6. SW 1/4 & SE 1/4)	I-1	R-6. R-6, SU	No change to zoning	Annexation to Willow Springs pending
3. Lyons Twp	Joliet Rd & 64 th St. (Sec. 20. NE 1/4)	R-7	R-6 SU	No change to zoning	Mobile home park
4. Lyons Twp	79 th St & LaGrange (Sec. 27. W edge of SE 1/4 & SW 1/4)	C-8 SU	R-6 SU	No change to zoning	Mobile home park
5. Palos Twp	Southwest Hwy & 135th (Sec. 34. SW 1/4 of SE 1/4)	I-1	P-2	Change zoning	County maintenance facility
6. Palos Twp	131st & Mill Rd. (Sec 33. SE 1/4 of NE 1/4)	R-6 SU	R-3	Change zoning	Municipal Request
7. Rich Twp	Ridgeland & EJ&E (Sec 30. .NE 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
8. Rich Twp	Harlem Ave & EJ&E (Sec 30. .NW 1/4 & SW 1/4)	I-2 C-4	R-4	Change zoning	Municipal Request
9. Bloom Twp	Lincoln Hwy (Sec. 19.RI5 E.E 1/4 of NW 1/4 & W 1/4 of NE 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
10. Bloom Twp	Glenwood-Dyer Rd (Sec. 20. R 15 E. SE 1/4 of NW 1/4& NE 1/4 of SW 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
11. Bloom Twp	US 30 &. State St (Sec. 22.R14E. SW 1/4 of NW 1/4)	I-3 SU	R-6 SU	No change to zoning	Mobile home park
12. Elk Grove Twp	Touhy Ave & I-90 (Sec. 25, SW 1/4)	I-1 SU	R-6 SU	No change to zoning	Mobile home park
13. Worth Twp	Ridgeland & 117 th (Sec. 20, SW 1/4 of SW 1/4)	C-6, C-6, SU	R-6 SU	No change to zoning	Mobile home park

*The next regularly scheduled meeting is presently set for Tuesday, May 21, 2002

COOK COUNTY BOARD OF COMMISSIONERS



Inter-Office Memorandum

To: **ZONING AND BUILDING COMMITTEE AGENDA**

From: Sandra K. Williams

Date: May 3, 2002

SUBJECT: Attached please find back-up material on Proposed rezonings pursuant to adopted Cook County Comprehensive Land Use Plan and Zoning Ordinance in consideration of 13 proposed rezoning in seven townships.

Chairman: Silvestri
Vice-Chairman: Steele
All Members